

Purpose: This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

SEED Innovations Limited

Identifier: GG00BRK9BQ81
 SEED Innovations Limited
<http://www.seedinnovations.co>
 Call +441481726034 for more information

Competent Authority: AIM
 Date of Publication: 28-07-2021

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type Ordinary shares in a closed-ended investment company incorporated in Guernsey. Save for payments of dividends or other returns (e.g. on a buyback of Ordinary Shares under the Company's buyback mechanism or on a winding-up), the Company is not expecting to pay you and you are expected to generate returns through selling your shares through a bank or stockbroker. Ordinary Shares are bought and sold via markets and typically, at any given time on any given day, the price you pay for a share will be higher than the price at which you could sell it. The price at which you can sell your shares will vary depending on market conditions and will not necessarily reflect the net asset value of the Company.

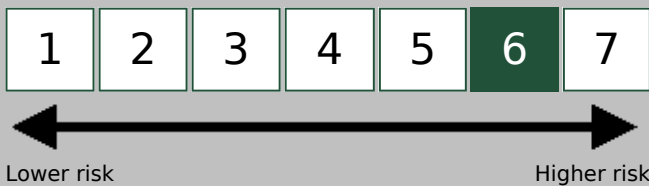
Objectives The Company aims to achieve long-term capital growth from investment in a portfolio of disruptive high growth technology and life sciences businesses particularly within the medical cannabis arena. Its investment strategy is to focus principally on both unlisted and early stage opportunities that have an upcoming investment catalyst.

Intended retail investor This product is intended for UK retail investors who plan to hold their investment for the long term. Potential investors should fully understand the additional risks associated with this particular asset class, the potential risk of capital loss and that there may be limited liquidity in the Ordinary Shares. The Ordinary Shares are suitable for investors as part of a diversified investment portfolio and who are able to take a long-term view of any investment in the Company.

Maturity date This product has no maturity date.

The product does not include any protection from future market performance, so you could lose some or all of your investment. The price at which the Ordinary Shares are sold in the market has not historically tracked the Company's net asset value per Ordinary Share.

What are the risks and what could I get in return?



The risk indicator assumes you keep the product for 5 years.

The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 6 out of 7, which is the second-highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact the capacity to pay you.

Investment GBP 10 000

Scenarios		1 Year	3 Years	5 Years (Recommended Holding Period)
Stress scenario	What you might get back after costs	80.56	203.85	40.08
	Average return each year	-99.19%	-72.68%	-66.84%
Unfavourable scenario	What you might get back after costs	3 043.75	848.92	289.09
	Average return each year	-69.56%	-56.05%	-50.77%
Moderate scenario	What you might get back after costs	7 219.87	3 844.71	2 044.83
	Average return each year	-27.80%	-27.29%	-27.20%
Favourable scenario	What you might get back after costs	17 737.02	18 033.93	14 979.90
	Average return each year	77.37%	21.72%	8.42%

This table shows the money you could get back over the next 5 Years, under different scenarios, assuming that you invest GBP 10 000.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

This product cannot be easily cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the recommended holding period. You will either be unable to cash in early or you will have to pay high costs or make a large loss if you do so.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What happens if SEED Innovations Limited is unable to pay out?

As a shareholder of SEED Innovations Limited, you would not be able to make a claim to the Financial Services Compensation Scheme about the Company in the event that the Company were unable to pay any dividends or other returns it may elect to pay from time to time, or if it were unable to pay any amounts due to you on a winding-up. If you sell your Ordinary Shares on the London Stock Exchange, your bank or stockbroker will receive cash on delivery of your shares and should pass that to you.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for three different holding periods. They include potential early exit penalties. The figures assume you invest GBP 10 000. The figures are estimates and may change in the future.

Costs over time

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Investment GBP 10 000

Scenarios	If you cash in after 1 year	If you cash in after 3 Years	If you cash in after 5 Years
Total costs	335	1 005	1 675
Impact on return (RIY) per year	3.35%	3.35%	3.35%

Composition of costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

This table shows the impact on return per year.

One-off costs	Entry costs	0.00%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	3.35%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	0.00%	The impact of the performance fee.
	Carried interests	0.00%	The impact of carried interests.

How long should I hold it and can I take my money out early?

Listed funds are designed to be long term investments and the returns from them can be volatile during their life. You should plan to hold your shares for at least a five-year investment horizon. As the Company's shares are listed on the London Stock Exchange, you can expect to sell them at any time through your bank or stockbroker.

How can I complain?

If you have any complaints about the Company, you may lodge your complaint:

- via its website: www.seedinnovations.co

- in writing to SEED Innovations Limited, 11 New Street, St Peter Port, GY1 1WA, Guernsey.

Other relevant information

Under AIM rule 26, the Company is required to make further documentation such as the annual and interim reports available on its website. These documents and other information relating to the Company are therefore available online at www.seedinnovations.co

The price of the Company's shares may fluctuate and the past performance of the Company is not a guide to future performance. The cost performance and risk calculations included in this Key Information Document follow the methodology prescribed by EU rules and the costs set out in the "composition of costs" table are carried by the Company and dividends paid to investors are net of these costs.